THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
Franklin American Mortgage
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP PARCEL NUMBERS
Map & Parcel No. 60-3-9.00

Davidson County DEEDWARR
Recvd: 07/08/08 10:10 2 pgs
Fees:13.00 Taxes:384.43

20080708-0070049

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of June, **2008**, by and between **William James Turner**, a widow, party of the first part, and **Alicia L. Buffar, unmarried,** party of the second part,

WITNESSETH: That for and in consideration of **$103,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 491 on the Plan of Parkwood Estates, Section 3, as of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to William James Turner and wife, Sylvia J. Turner, by deed from Jimmy W. Reece and wife, Elsie Reece, of record in Book/Instrument No. 5213, page 351, Register's Office, Davidson County, Tennessee, dated 10/14/77 and recorded 10/24/77. The said Sylvia J. Turner has since deceased leaving William James Turner as the sole owner of the property.

The above referenced property is also known as 3140 Brickdale Lane, Nashville, TN 37207.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 3300, page 31; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

William James Turner by Felita Smith Attorney-in-Fact

William James Turner

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, **Felita Smith,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for **William James Turner,** under a power of attorney recorded simultaneously herewith, and is authorized by **William James Turner,** to execute this instrument on behalf of **William James Turner,** as his attorney in fact

WITNESS my hand and Notarial Seal at office this 27th day of June, **2008.**

My commission expires 7/24/10

Edward B Baldwin

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$103,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of June, **2008**.

NOTARY PUBLIC

My commission expires: 7/24/10

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:
3140 Brickdale Lane
Nashville, TN 37207

Name & address of new owner:
Alicia Buttar
3140 Brickdale Lane
Nashville TN 37207